



**Baret House,
Chequer Square, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

An exceptional Grade II* listed town house with an exceptional view of the Norman tower and particularly well placed for amenities in one direction and the Abbey gardens in the other. The extensive living space offers considerable versatility and retains much of its original charm and elegance with high ceilings, moulded timbers, large sash windows, fireplaces etc. Further benefits include a large studio/annexe building, triple cart lodge, extensive parking and south facing walled garden.

A Grade II* listed town house with substantial triple cart lodge, extensive parking and generous walled south facing garden.

ENTRANCE HALL: A spacious inviting area with exposed beams, cloaks cupboard and arch opening to:-

CLOAKROOM 1: Heated towel rail, WC, wash hand basin and tiled floor.

INNER HALL: 47' Exposed beams, staircase with elegant carved balustrade to first floor. Shelved linen cupboard. Double doors opening on to terracing and the garden beyond. Doors to:-

DRAWING ROOM: 27'3" x 16'8" (8.3m x 5.09m). With an 11ft plus high ceiling and 6ft high sash windows with wooden shutters, a simply stunning room which provides a lovely view of the Norman tower in one direction and the south facing garden in the other. Useful storage cupboard and a fireplace that includes an ornate marble surround and hearth.

DINING ROOM: 16'4" x 15'8" (4.98m x 4.78m). An elegant room with a high ceiling, cornicing, picture rail and sash window complete with

folding shutters and providing lovely views of the Norman tower. Fireplace with ornate marble surround and hearth.

(For sitting room see first floor)

STUDY: 16'5" x 8'2" (5m x 2.48m). A sash window provides a lovely view over the rear garden and there is extensive desk space with useful storage cupboards and filing cabinets. Door to a side passage and the garden beyond.

KITCHEN/BREAKFAST/LIVING ROOM: 19'9" x 12'8" (6.03m x 3.86m). A light room with a high ceiling, exposed beams, attractive tiled floor and double doors opening on to inner courtyard and the garden beyond. A handmade solid wood Lavenham Joinery kitchen includes glass fronted display cabinets, shelving, deep pan draws, solid wood work tops and marble worktops that continue on to a matching island unit which incorporates an Everhot range within a feature fireplace. Large double enamel sink with mixer tap and separate drinking water tap. Built-in dishwasher.

BARET HOUSE, 3 CHEQUER SQUARE, BURY ST. EDMUNDS, SUFFOLK. IP33 1QZ

INNER HALL: Quarry tiled floor and door to terracing with the garden beyond.

UTILITY ROOM: 15'9" x 4' (4.8m x 1.22m). Fitted with an extensive range of solid wood units by Lavenham Joinery worktops and inset butler sink. Exposed beams and brick floor.

CELLAR: 32'11" x 16'6" (10.03m x 5.04m). With a 9' high ceiling, light and power connected and currently used as a useful storage/wine store area.

CLOAKROOM 2: Fitted high level WC and wash hand basin. Tiled floor and heated towel rail.

First floor

LIBRARY: 15'1" x 8'2" (4.61m x 2.49m). 14ft high ceiling and a lovely leaded glass window overlooking the rear garden. Extensive built-in book-shelving, window seat and door to:-

SITTING ROOM: 18'7" x 13'7" (5.67m x 4.13m). 14ft high beamed ceiling and leaded window providing views over the rear garden. Fireplace with inset log burner stove, mantelpiece and tiled hearth.

BEDROOM 1: 19' x 18'5" (5.8m x 5.62m). Lovely view of the Norman Tower through one sash window and through the 2 large leaded glass windows views over the south facing rear garden. Exposed beams, extensive built-in wardrobes and door to:-

EN SUITE: With a large walk-in shower cubicle, heated towel rail, WC and wash hand basin. Useful walk-in cupboard.

BEDROOM 2: 16'9" x 14'5" (5.1m x 4.4m). Fireplace with pretty inset Georgian grate and Medieval wall painting over.

EN SUITE: Fully tiled shower cubicle, heated towel rail, bidet, WC and wash hand basin.

BEDROOM 3: 16'1" x 15'8" (4.91m x 4.77m). Exposed beams, fireplace with ornate Georgian grate, fitted cupboard and door to:-

EN SUITE: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

Second floor

LANDING: Exposed beams, access to storage and doors to:-

BEDROOM 4: 18'10" x 11'10" (5.73m x 3.61m). Large exposed beams and useful storage cupboards under eaves.

BEDROOM 5: 18'4" x 12'3" (5.58m x 3.74m). Walk-in storage cupboard, wash hand basin, floor to ceiling redbrick chimney and a roof scape view.

BEDROOM 6: 16'10" x 15'10" (5.14m x 4.82m). Useful storage cupboard, wash hand basin and fitted WC.

FAMILY BATHROOM: With a deep double ended roll top bath, period style fittings and shower attachment. 'His and Hers' wash hand basins, heated towel rail, WC and bidet.

Outside

COURTYARD: Useful and attractive area for plant tubs and drying laundry. Accessed from the kitchen, inner hall and side passage.

STUDIO/ANNEXE: 29'5" x 19'1" (8.97m x 5.82m). Accessed by an external staircase and above the triple cart lodge. A particularly useful room that could be utilised for a range of different uses and incorporates a **kitchenette** with fitted sink, useful storage cupboard and twin hob. Separate **shower room** with fully tiled shower cubicle, WC and wash hand basin.

Accessed off Bridewell Street via electric double gates with intercom system through a brick pillared entrance, a large gravel drive provides **parking** for several vehicles and in turn leads to:-

TRIPLE CART LODGE: 29'6" x 18'10" (9m x 5.75m).

A generous **south facing walled rear garden** is one of the properties most attractive features with well-placed terraces to take advantage of the afternoon/evening sun, in turn opening to expanses of lawn with a central pathway and shaped beds all complimented by large established trees that offer a high degree of privacy and the feeling of an established setting.

AGENTS NOTE

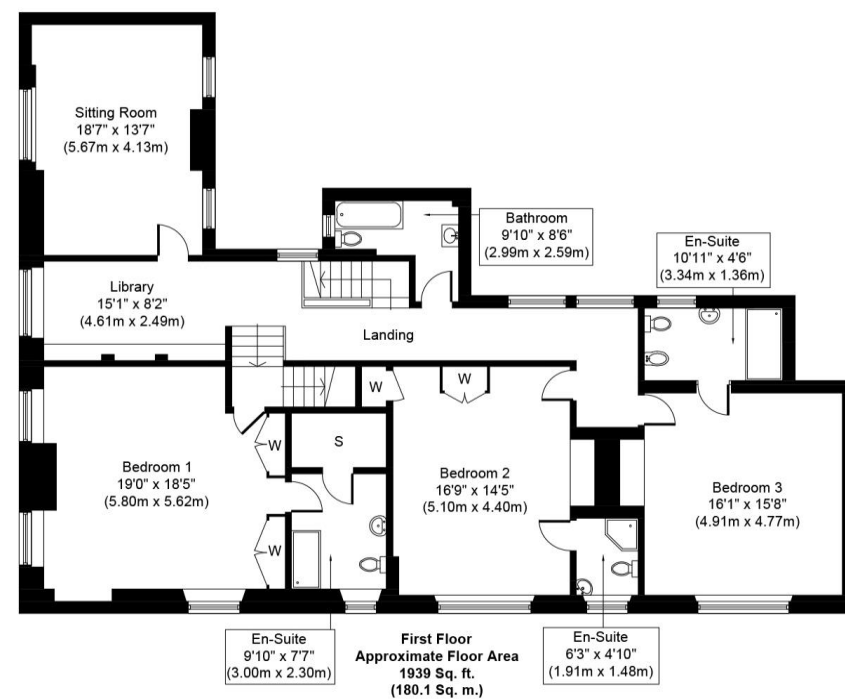
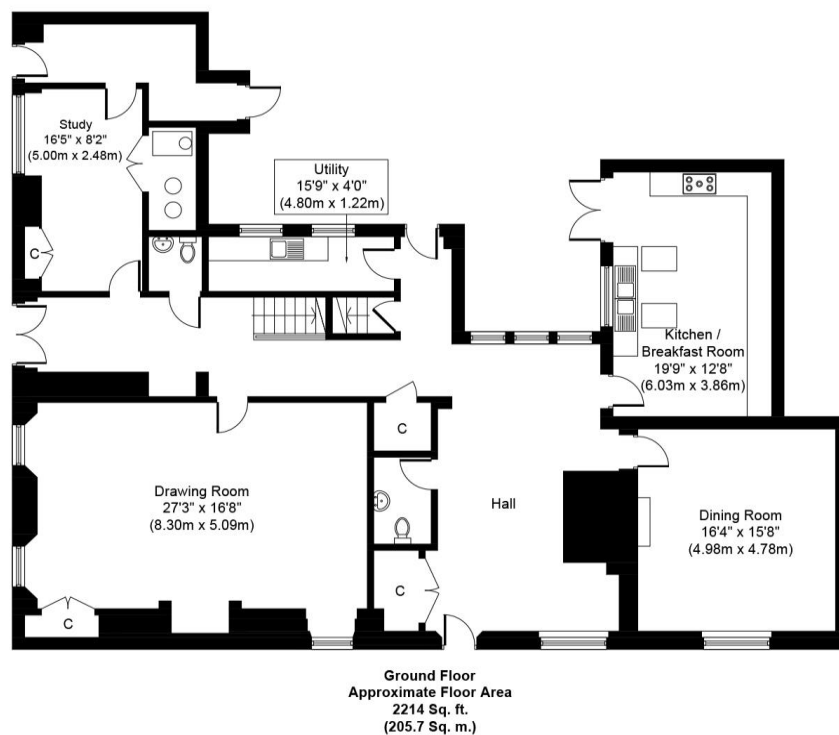
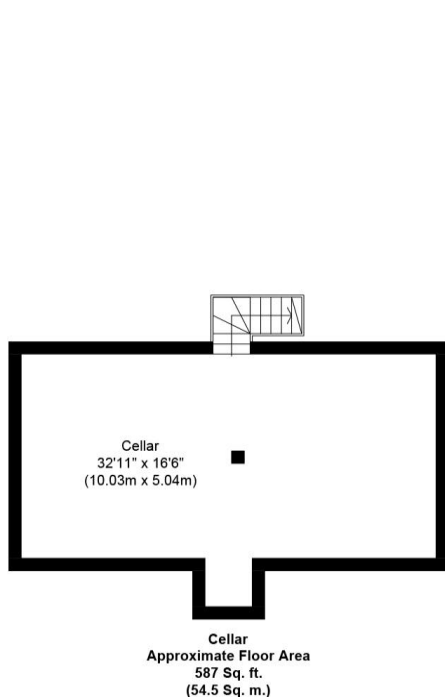
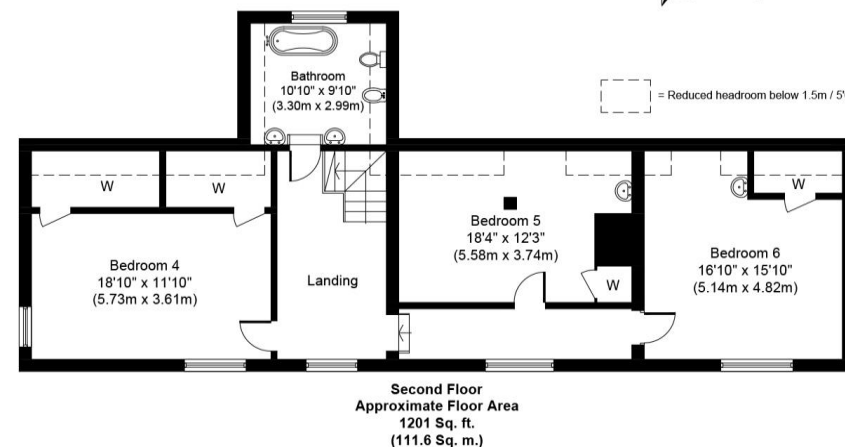
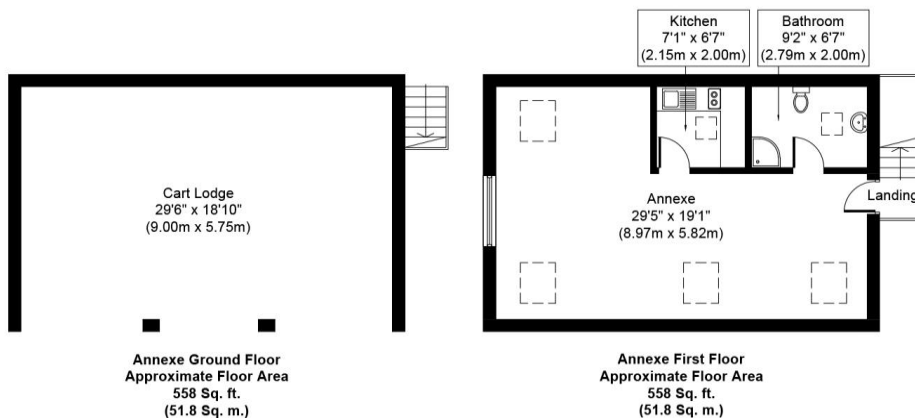
The property is Grade II* listed. The property has the benefit of a burglar alarm system and is part secondary glazed.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: St. Edmundsbury Borough Council 01284 763233. Council Tax Band G: £2532 – 2023. Annexe Band A: £1013 – 2023.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01284 725525.

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